

BK6287PG098

TRANSFER
TAX
PAID

WARRANTY DEED

Statutory Short Form

022207

We, **Paul Acael Michaud and Joan M. Michaud** of Waterville, Kennebec County, State of Maine, for consideration paid, grant and convey to **Gabino H. Ramos**, of 13 Winter Street, Waterville, Maine 04901, with Warranty Covenants, the real estate described as follows:

PARCEL ONE: A certain lot or parcel of land, with the buildings situate thereon, on Columbia Road in Waterville, Kennebec County, Maine, bounded and described as follows, to wit:

Starting at a stake placed at the intersection of the southerly line of Columbia Road with the westerly line of May Street as extended; thence to the west along the southerly line of Columbia Road a distance of one hundred (100) feet; thence to the south and keeping parallel with the westerly line of May Street a distance of fifty (50) feet; thence to the east and keeping parallel with the southerly line of Columbia Road a distance of one hundred (100) feet; thence to the north along the westerly line of May Street a distance of fifty (50) feet to the point of beginning.

This conveyance is made subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two family occupancy, together with private garage, for the use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows, are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than \$7,000.00. The garage, unless built as part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises, excepting, however, household pets. No dwelling house shall be erected on any lot having less than 50 feet frontage on the street.

PARCEL TWO: A certain lot or parcel of land situated on the westerly side of May Street, in said Waterville, bounded and described as follows, to wit:

Starting at a point in the westerly line of May Street, which is the southwest corner of land formerly owned by Raymond P. White, which was conveyed to him by one Rancourt, which starting point is approximately 50 feet southerly from the intersection of the westerly line of May Street and the southerly line of Columbia Road; thence to the south along the westerly line of May Street a distance of approximately 23.5 feet, which is one-half the distance between the southeast corner of land formerly owned by said White as conveyed to him by one Rancourt and the northeast corner of land now or formerly owned by one Turner as conveyed to him by one Duncan at a point; thence at right angles and parallel to the southerly line of land formerly of said White a distance of 100 feet; thence at right angles a distance of approximately 23.5 feet to the southwest corner of land formerly owned by said White; thence to the east along the southerly line of land formerly of said White a distance of 100 feet to the point of beginning.

No building of any kind may be erected on the above-described land, unless said land when combined with other contiguous land owned by the same owner shall have a total square area of at least five thousand (5,000) sq. ft. and with fifty (50) feet or more frontage on the street in which event one dwelling and garage may be erected in accordance with the following restrictions on each lot having five thousand (5,000) square feet in area and with fifty (50) feet frontage on the street, to wit: One private dwelling house for one family occupancy,

MDBeS (2)

together with private garage for use by occupants of said house shall be erected upon such lot. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows, are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than \$6,000.00. The garage, unless built as part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises, excepting, however, household pets.

BEING the same premises described in a deed from Gerard Michaud and Cheryl A. Michaud to Paul A. Michaud dated January 25, 1988, and recorded in Kennebec County Registry of Deeds in Book 3300 Page 29.

WITNESS our hands and seals this 28th day of August, 2000.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

Paul A. Michaud
Paul Acael Michaud

William P. Dubord

Joan M. Michaud
Joan M. Michaud

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 28, 2000

Then personally appeared the above named Paul Acael Michaud and Joan M. Michaud and acknowledged the foregoing instrument to be their free act and deed.



Before me,

William P. Dubord

Notary Public

Print

Name: _____

WILLIAM P. DUBORD

Attorney At Law

Notary Public

My Commission Expires 6/26/2001

RECEIVED KENNEBEC SS.

2000 AUG 30 AM 9:00

ATTEST: Theresa Ruth Mann
REGISTER OF DEEDS